

FOR SALE

25, Tan House Lane, Parbold, WN8 7HG

REGAN & HALLWORTH  
The Professional Estate & Letting Agents

ESTD  
1996



## 25, Tan House Lane, Parbold, WN8 7HG

*Distinctive detached former lodge, steeped in Parbold's history.*



- Gorgeous detached lodge
- Stunning landscaped gardens
- Sleek & modern finish
- No chain delay / Freehold
- Historical home in heart of Parbold
- Fully renovated within last 4 years
- Retains lots of character
- 427 SQ.FT.

This charming one-bedroom detached former lodge, rich in Parbold's history, sits within beautiful private gardens on sought-after Tan House Lane. Built between 1820-1840 by the Ainscough family, alongside the church and former convent, the property forms part of an important historic setting and has been thoughtfully restored to create a unique home blending heritage character with modern comfort. Comprehensively renovated within the past four years, the home benefits from a new water supply, complete replumbing, full gas central heating system, double glazing, full rewire and a beautifully refitted kitchen and bathroom. Enhanced insulation ensures excellent energy efficiency, while externally a newly added insulated porch provides useful storage and attractive larch cladding further elevates the already impressive kerb appeal. High levels of insulation have been added to ensure the house is warm and energy efficient and outside our cleitirns have added a new insulated porch for storage and Larch cladding to add even more kerb appeal to this already gorgeous property. A long driveway winds through colourful landscaped borders to the stone-built lodge, where a sage-green door opens onto traditional stone flag flooring that flows through the main living areas. The lounge is warm and inviting, centred around an exposed brick fireplace with wood-burning stove, perfectly balancing period charm and contemporary styling. The kitchen features shaker-style cabinetry, quartz worktops, integrated appliances and a breakfast bar for relaxed dining, with a separate utility room discreetly housing appliances and storage. The generous bedroom offers high ceilings, dual-aspect windows and elegant finishes, creating a calm and refined retreat. The bathroom has a boutique feel, complete with a large walk-in rainfall shower, modern vanity storage, stylish tiling and heated towel rail. Outside is where this home truly excels. A private walled courtyard provides a peaceful seating area, while beyond lies an expansive manicured lawn enclosed by mature stone walls, hedging and established trees. Meandering pathways and dappled shade create a tranquil, parkland atmosphere – ideal for entertaining, gardening or simply unwinding in complete privacy. The extensive gardens do provide scope for extensions and/or garaging subject to necessary planning approval. Just a short stroll from Parbold village centre, with its independent shops,





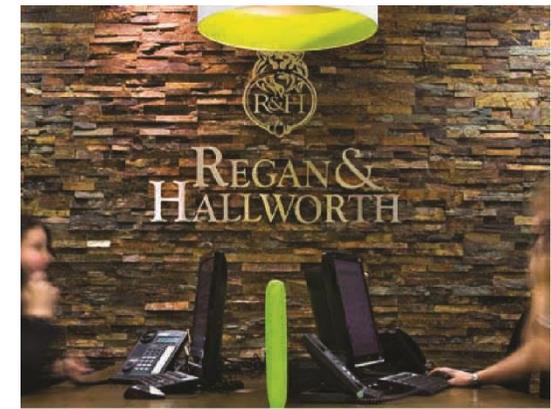


TOTAL FLOOR AREA : 427 sq.ft. (39.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. All measurements and land sizes are quoted approximately. **Tenure** - Regan & hallworth have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitors or surveyor. **Council Tax** - You are advised to contact the local authority for details. **Wigan:** 01942 244991 | **West Lancashire:** 01695 585258 | **Chorley:** 01257 515151. If there is any point of particular interest to you please contact us and we will be pleased to check the information.



**WIGAN OFFICE**  
4-6 Library Street, Wigan  
Lancashire WN1 1NN  
01942 205555  
wigan@reganandhallworth.com

**STANDISH OFFICE**  
8 High Street, Standish  
Wigan WN6 0HL  
01257 473727  
standish@reganandhallworth.com

**PARBOLD OFFICE**  
5-7 Station Road, Parbold Village  
Lancashire WN8 7NU  
01257 464644  
parbold@reganandhallworth.com

 @reganhallworth

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